120.0	0010	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,423,800	/	1,423,800
USE VALUE:	1,423,800	/	1,423,800
ASSESSED:	1,423,800	/	1,423,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		ANDREWS WY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZONA MEREDITH S & JOSEPH J
Owner 2:	
Owner 3:	
Street 1:	1 ANDREWS WAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURNS DAVID R/TRUSTEE -
Owner 2:	DEBCO PROP DEV TRUST -
Street 1:	42 OLD COLONY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .301 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Wood Shingle Exterior and 2957 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13098.000	854,700		569,100	1,423,800
Total Card	0.301	854,700		569,100	1,423,800
Total Parcel	0.301	854,700		569,100	1,423,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.50 | /Parcel: 481.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 283027
GIS Ref:
GIS Ref:
Insp Date: 10/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	854,700	0	13,098.	569,100	1,423,800		Year end	12/23/2021
2021	101	FV	828,400	0	13,098.	569,100	1,397,500		Year End Roll	12/10/2020
2020	101	FV	828,400	0	13,098.	569,100	1,397,500	1,397,500	Year End Roll	12/18/2019
2019	101	FV	634,100	0	13,098.	569,100	1,203,200	1,203,200	Year End Roll	1/3/2019
2018	101	FV	617,900	0	13,098.	487,800	1,105,700	1,105,700	Year End Roll	12/20/2017
2017	101	FV	617,900	0	13,098.	455,200	1,073,100	1,073,100	Year End Roll	1/3/2017
2016	101	FV	617,900	0	13,098.	390,200	1,008,100	1,008,100	Year End	1/4/2016
2015	101	FV	604,600	0	13,098.	349,600	954,200	954,200	Year End Roll	12/11/2014

!15485!

PRINT

Date	Time
12/30/21	20:50:13

LAST REV

Date	Time
09/03/19	11:31:19
apro	

USER DEFINED

Prior Id # 1:	77650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15485

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS DAVID R/T	1330-108		12/12/2006	Change>Sale	839,000	No	No		
FOLEY RICHARD A	1318-84		4/14/2006		580,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2018	736	Porch	3,000	C				
2/2/2012	114	Manual	21,000					install 22 photovo
6/22/2006	508	New Buil	200,000			G8	GR FY08	new colonial

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	Inspected	CC	Chris C
9/26/2018	MEAS&NOTICE	CC	Chris C
5/29/2012	Info Fm Prmt	MM	Mary M
2/21/2009	Meas/Inspect	372	PATRIOT
4/18/2007	MLS	MM	Mary M
12/4/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13098		Sq. Ft.	Site		0	70.	0.62	4									569,058						569,100	

Total AC/HA:	0.30069	Total SF/SM:	13098	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	569,058	Spl Credit		Total:	569,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00508952
Const Adj.:	0.99989998
Adj $ / SQ:	130.649
Other Features:	120037
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	865033
Depreciation:	10380
Depreciated Total:	854653

COMMENTS

DOUBLE SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

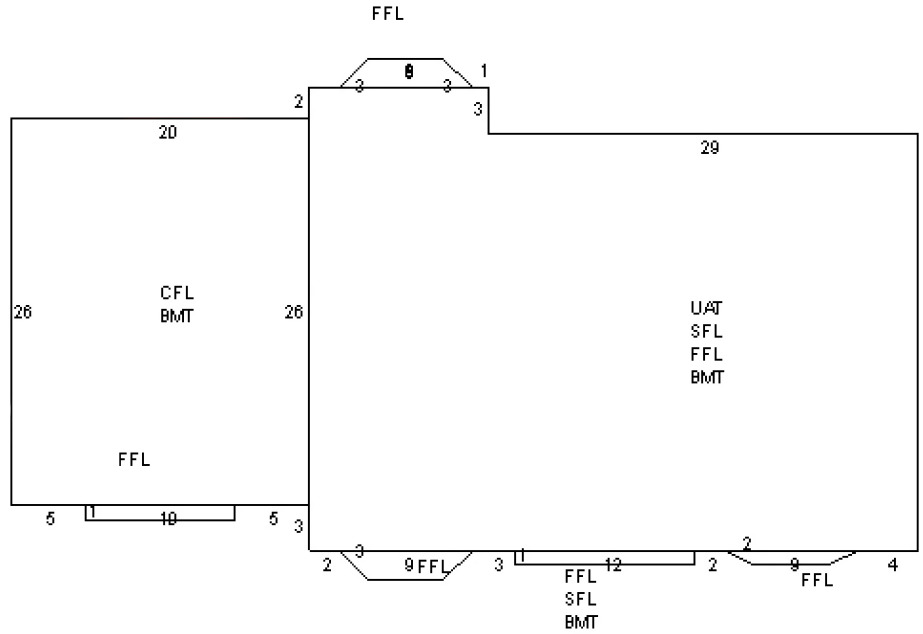
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.75
Special Features:	0	Val/Su Net:	172.01
Final Total:	854700	Val/Su SzAd	289.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,716	39.190	67,258
FFL	First Floor	1,241	130.650	162,135
SFL	Second Floor	1,196	130.650	156,256
CFL	Cathflr	520	137.180	71,334
UAT	Upper Attic	296	52.260	15,469

Net Sketched Area:	4,969	Total:	472,452
Size Ad	2957	Gross Area	5857	FinArea	2957
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

120.0-0010-0007.A

IMAGE

AssessPro Patriot Properties, Inc